

FILED February 4, 2016 (Date)

BEFORE THE IOWA REAL ESTATE COMMISSION  
200 EAST GRAND, SUITE 350  
DES MOINES, IOWA 50309

IRCE  
Board / Commission  
[Signature]  
Signature Executive Officer

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IN RE:	)	
	)	CASE NUMBERS: 15-169, 15-193
Dorrance L. Brezina	)	
Broker (B09260000)	)	COMBINED STATEMENT OF
	)	CHARGES, INFORMAL
Developers Realty Group LLC	)	SETTLEMENT AGREEMENT,
3227 111 <sup>th</sup> Street	)	AND CONSENT ORDER IN A
Urbandale, IA 50322	)	DISCIPLINARY CASE
	)	
RESPONDENT	)	

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The Iowa Real Estate Commission (Commission) and **Dorrance L. Brezina** (Respondent) enter into this Combined Statement of Charges, Informal Settlement Agreement, and Consent Order in a Disciplinary Case (Order) pursuant to Iowa Code Sections 17A.10(1) and 272C.3(4) (2015).

1. The Commission issued the Respondent real estate broker license number B09260000 on September 8, 1983. Respondent's license is in full force and effect until December 31, 2015. At all times relevant to this matter, the Respondent was a licensed real estate broker officer and the designated broker in charge assigned to Developers Realty Group, LLC, a licensed real estate firm, license number F05289000, located in Urbandale, Iowa.

2. The Commission has jurisdiction of this disciplinary matter pursuant to Iowa Code chapters 17A, 272C, and 543B. Licenses issued by the Commission are subject to the laws of the State of Iowa and to the administrative rules of the Commission.

**STATEMENT OF CHARGES**

COUNT I

3. Respondent is charged with professional incompetency, engaging in a practice harmful or detrimental to the public, and/or being unworthy or incompetent to act as a real estate broker in such manner as to safeguard the interests of the public in violation of Iowa Code sections 543B.29(1)(c), 543B.29(1)(d), 543B.34(1)(h) (2015) and 193E Iowa Administrative Code sections 10.3, 10.3(1), 11.1, 18.14(5)(k) by advertising and marketing a property for sale in Iowa without a current, written listing agreement.

#### CIRCUMSTANCES

4. In spring/summer 2015, the Respondent was advertising and marketing a property for sale in Indianola, Iowa. The Respondent had "For Sale" signs with his name, the name of his real estate brokerage firm and contact telephone number on the subject property.

5. Commission staff has requested from the Respondent copies of all documents maintained by the Respondent relating to the subject property, including any written listing / brokerage agreements. As of the date of this filing, the Respondent has not provided the Commission copies of any written listing / brokerage agreements concerning the subject property.

6. In the absence of a written listing / brokerage agreement, the Respondent did not have the authority to actively market and have real estate signs on the subject property.

#### COUNT II

7. Respondent is charged with engaging in a practice harmful or detrimental to the public and/or failing to diligently exercise reasonable skill and care in providing brokerage services to all parties to a transaction in violation of Iowa Code sections 543B.29(1)(d), 543B.34(1), 543B.56(1)(b) (2015) by failing to properly effectuate the terms of an executed purchase agreement. See 193E Iowa Administrative Code sections 12.3(1)(a), 12.3(1)(b), 18.14(5)(s).

#### CIRCUMSTANCES

8. As a broker officer of the real estate brokerage firm and designated broker, the Respondent is responsible for ensuring compliance with all applicable rules and regulations governing its operations in the state of Iowa.

9. On or about July 14, 2015, an onsite examination of the Respondent's Iowa real trust account and transaction records was conducted by the Commission's auditor.

10. In a random sampling of transaction files, the auditor discovered three (3) real estate transactions for properties located in central Iowa in which the earnest money deposits for these transactions were deposited in the Critelli Law Firm's trust account. At the time, the Respondent did not maintain an Iowa real estate trust account in a bank, savings association or credit union for the deposit of earnest money.

11. In reviewing the aforementioned real estate transaction files for the subject properties, the auditor discovered that each one of the respective executed purchase agreements nonetheless provided that the earnest money was to be held in trust by the listing broker, Developers Realty Group, LLC, not the Critelli Law Firm. By depositing the earnest money deposits in the Critelli Law Firm's trust account, the Respondent failed to properly effectuate the terms of the executed purchase agreements.

### SETTLEMENT AGREEMENT

12. Respondent admits each and every allegation in the above-stated Statement of Charges. The allegations charged and admitted to in this Settlement Agreement shall constitute one violation for purposes of Iowa Code section 543B.29(4).

13. Respondent acknowledges that he has a right to receive notice of the above-stated charges and to request a hearing before the Commission on the merits of the charges. By freely and voluntarily entering into this Order, the Respondent waives his right to notice and a hearing and all attendant rights, including the right to seek judicial review. This Order constitutes discipline against the Respondent, and is the final agency order in this contested case pursuant to Iowa Code section 17A.10 and 193 Iowa Administrative Code 7.4.

14. Respondent agrees that the State's attorney and/or Commission staff may present this Order to the Commission and may have *ex parte* communications with the Commission while presenting it. Respondent waives any right of notice of this meeting or any right that the Respondent might have to participate in the discussion of this Order among the Commission, the Commission staff and the State's attorney.

15. This Order shall be part of the permanent record of Respondent and shall be considered by the Commission in determining the nature and severity of any future disciplinary action to be imposed in the event of any future violations of the laws and rules governing the practice of real estate by the Respondent.

16. Failure to comply with the terms of this Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(1)(d), 543B.34(1) and 272C.3(2)(a) and shall be grounds for further disciplinary action. However, no action may be taken against the Respondent for violations of this Order without a hearing, or waiver of hearing.

17. This Order is not binding on the Iowa Real Estate Commission until it has been formally approved by a majority of the Commission members.

(a) In the event that this Order is rejected by the Commission it shall be of no force or effect to either party, and it shall not be admissible for any purpose in further proceedings in this matter.

(b) If the Commission approves this Order, it shall fully dispose of all issues in this case.

18. Upon acceptance by both the Commission and Respondent, this Combined Statement of Charges, Informal Settlement and Consent Order shall be a public record available for inspection and copying in its entirety in accordance with the requirements of Iowa Code chapter 22.

**CONSENT ORDER**

**IT IS THEREFORE ORDERED:**

19. **REPRIMAND.** Pursuant to 193E Iowa Administrative Code section 18.14(1)(j), the Respondent is reprimanded.

20. **CIVIL PENALTY.** Respondent shall pay a civil penalty to the Commission in the amount of \$1,500.00 (\$1,000 for Count I, \$500 for Count II) no later than six (6) months after acceptance of this Order by the Commission. The civil penalty must come under a cover letter addressed to the Commission's Executive Officer, referencing Case Numbers 15-169, 15-193.

21. **EDUCATION.** Respondent shall attend the Commission approved twelve (12) hour course "Listing Practices." These hours shall be in addition to any real estate continuing education required by law for license renewal. The original certificate of attendance must be submitted to the Iowa Real Estate Commission no later than twelve (12) months after acceptance of this Order by the Commission and must come under a cover letter addressed to the Commission's Executive Officer, referencing Case Numbers 15-169, 15-193.

22. **FUTURE COMPLIANCE.** The Respondent shall at all future times fully and promptly comply with all pertinent Orders of the Commission and the statutes and Commission rules regulating the practice of real estate.

**WHEREFORE**, the terms of this Combined Statement of Charges, Informal Settlement Agreement and Consent Order are agreed to and accepted by the Iowa Real Estate Commission and the Respondent.

**FOR THE RESPONDENT:**

Voluntarily agreed to and accepted by **Dorrance L. Brezina** on this 30 day of November, 2015.

  
By: **DORRANCE L. BREZINA**, Respondent

State of Iowa )

County of Polk )

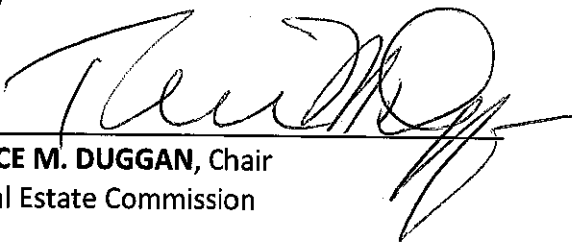
Signed and sworn to before me on this 30 day of November, 2015, by:



B March  
Notary Public, State of Iowa  
Printed Name: B March  
My Commission Expires: 11-4-18

**FOR THE COMMISSION:**

Voluntarily agreed to and accepted by the **IOWA REAL ESTATE COMMISSION** on this  
~~4th~~ day of FEBRUARY, 2018.  
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**TERRANCE M. DUGGAN**, Chair  
Iowa Real Estate Commission